



Site Plan



Site sections

HOUSING UNITS

Mountain View:

Stacked Flats (Large)	176
Stacked Flats (Small)	174
Townhouse over Flat	138
Single Family Detached	42

Sub-Total

530

Palo Alto:

Stacked Flats (Large)	69
Stacked Flats (Small)	0
Townhouse over Flat	30
Single Family Detached	2

Sub-Total

101

TOTAL UNITS :

631

OPEN SPACE

Mountain View:

Whitney Park	2.10 Ac
Mayfield Park	1.10 Ac
Sub-total	3.20 Ac

Palo Alto

Sub-total 0.35 Ac

TOTAL OPEN SPACE : 3.55 Ac



Project Description

Toll Brothers proposes to redevelop the Hewlett Packard Office Center, also known as the Mayfield Mall site, with a new residential neighborhood containing 631 for-sale, owner-occupied detached and attached homes.

Existing Conditions

The 27-acre site is located at the intersection of Central Expressway and San Antonio Road adjacent to the San Antonio Caltrain station and the Monta Loma neighborhood. The site contains three vacant office buildings which total approximately 500,000 square feet. Two office buildings are connected and range from 30' high (2 stories) near Central Expressway to 58' high (3 stories) adjacent to the Monta Loma neighborhood. The third building is freestanding and is approximately 15' high. In addition to the three office buildings there is a 2-story parking garage containing approximately 125,000 square feet. The existing office buildings and parking structure cover approximately 70% of the site with the remainder of the property used for surface parking. The current zoning allows additional square feet to be added to the site with the appropriate planned community permit, for a total of 650,000 square feet of commercial or light industrial office space.

Adjacent uses

The site is adjacent to single-family homes, condominiums, and apartments. The proposed plan locates much-needed housing next to CalTrain and other public transportation, provides a variety of housing types, and responds to the scale and character of the adjacent uses. Consistent with the Mountain View and Palo Alto General Plans, Toll Brothers' proposal addresses the cities' goals of improving the jobs/housing imbalance by building new transit-oriented housing on in-fill sites, providing new housing, and improving the quality and quantity of public open space for nearby residents.

Streets and Circulation

The proposal features a network of interior neighborhood streets and courts. Access to the site will remain at Mayfield Avenue on Central Expressway and through Whitney Drive to San Antonio Road. Nita Avenue will remain connected with Whitney Drive. The existing underpass beneath San Antonio Road will be retained. The proposed plan employs traffic-calming elements such as curb encroachments and roundabouts to keep internal automobile traffic slow and discourage drivers from "cutting through" the Monta Loma neighborhood. Other traffic-calming devices combined with sidewalks and bike paths will help create a pedestrian friendly environment for cyclists and pedestrians.

Open Space

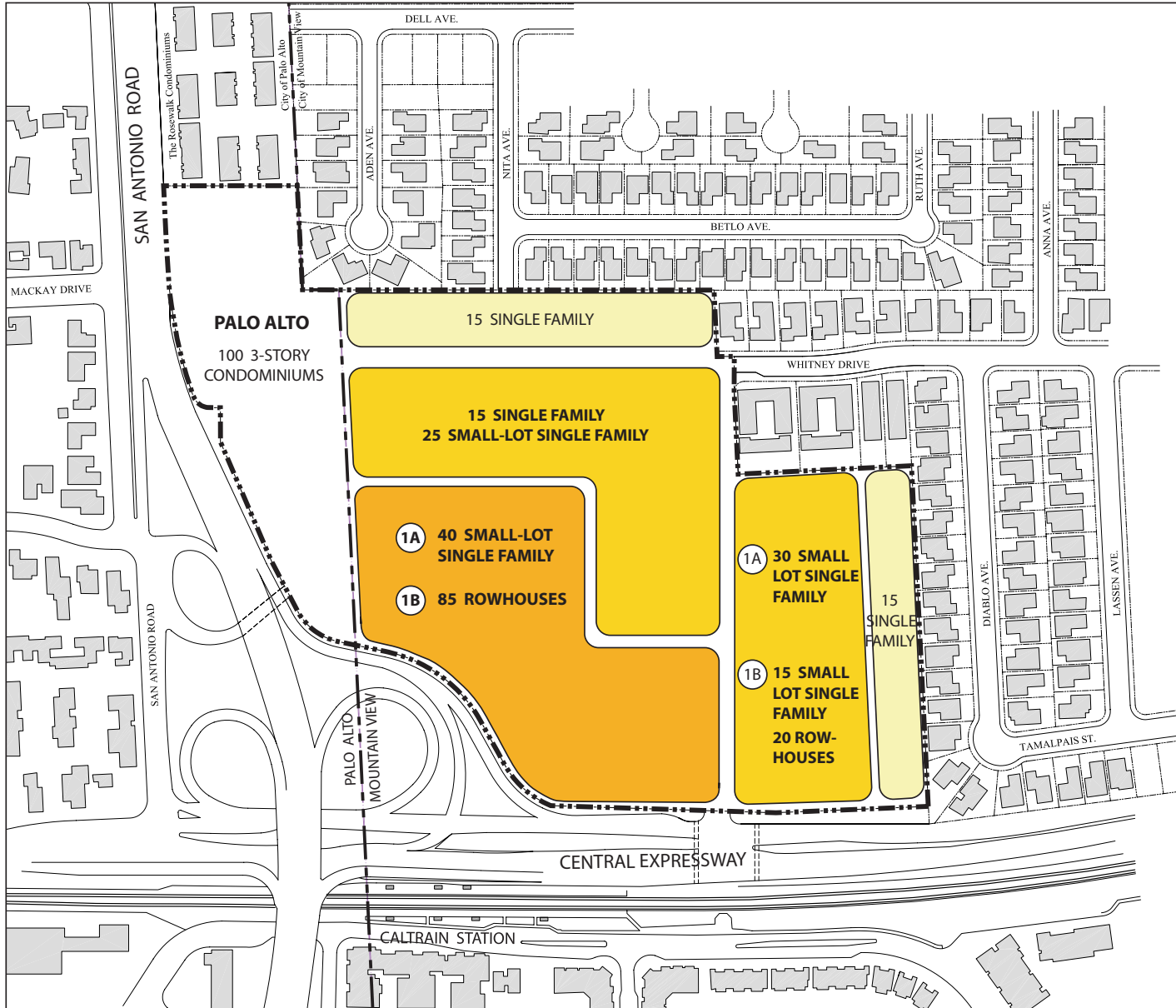
The project proposes to meet its park requirements by offering for dedication two new on-site public parks to the City of Mountain View that will serve new residents and the surrounding community. The new parkland meets Mountain View's guidelines for parkland dedication. The parks will have areas for active and passive uses and could include such uses as a tot-lot and picnic areas, and allow informal sport games such as children's soccer or baseball. In addition to the public parks and greenways, Toll Brothers is proposing a community facility and swimming pool for future residents' use.

Housing Types and Density

The new neighborhood will consist of 631 owner-occupied attached and detached homes and equates to an overall housing density of 23 dwelling units per acre (similar to that found at The Crossings and Stanford West on Sand Hill Rd). The housing mix consists of detached 2-story homes adjacent to the Monta Loma neighborhood and 3- and 4-story stacked flats and townhomes on the remainder of the property. The layout of the homes responds to concerns about the project's density and height that were expressed by members of the Monta Loma neighborhood. Lower height, single family detached homes with 20-foot setbacks are proposed adjacent to the existing Monta Loma homes while taller buildings are proposed closer to San Antonio and Central Expressway. The proposed mix of home sizes and types will appeal to a variety of housing needs, family sizes, and lifestyles.

Parking

Each home will have 2 designated parking spaces for each residential unit. Ample parking for guests will be provided throughout the site, both in parking garages and in parallel parking opportunities along the internal streets. The on-street parking will contribute to the walkability of the environment by slowing down automobiles and discouraging through traffic. The parking provided exceeds the city's current residential parking standards for on-site residential parking.



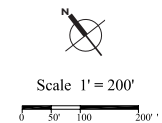
ALTERNATIVE I: Single Family Focus

ALTERNATIVE 1A:

HOUSING TYPE		
Single Family	45	DUs
Small Lot Single Family	95	DUs
Town Houses	0	DUs
Row Houses	0	DUs
Multi-family (Stacked Flats)	0	DUs
TOTALS		
Mountain View	140	DUs
Palo Alto (3-st. Condos)	100	DUs
TOTAL (both cities)	240	DUs

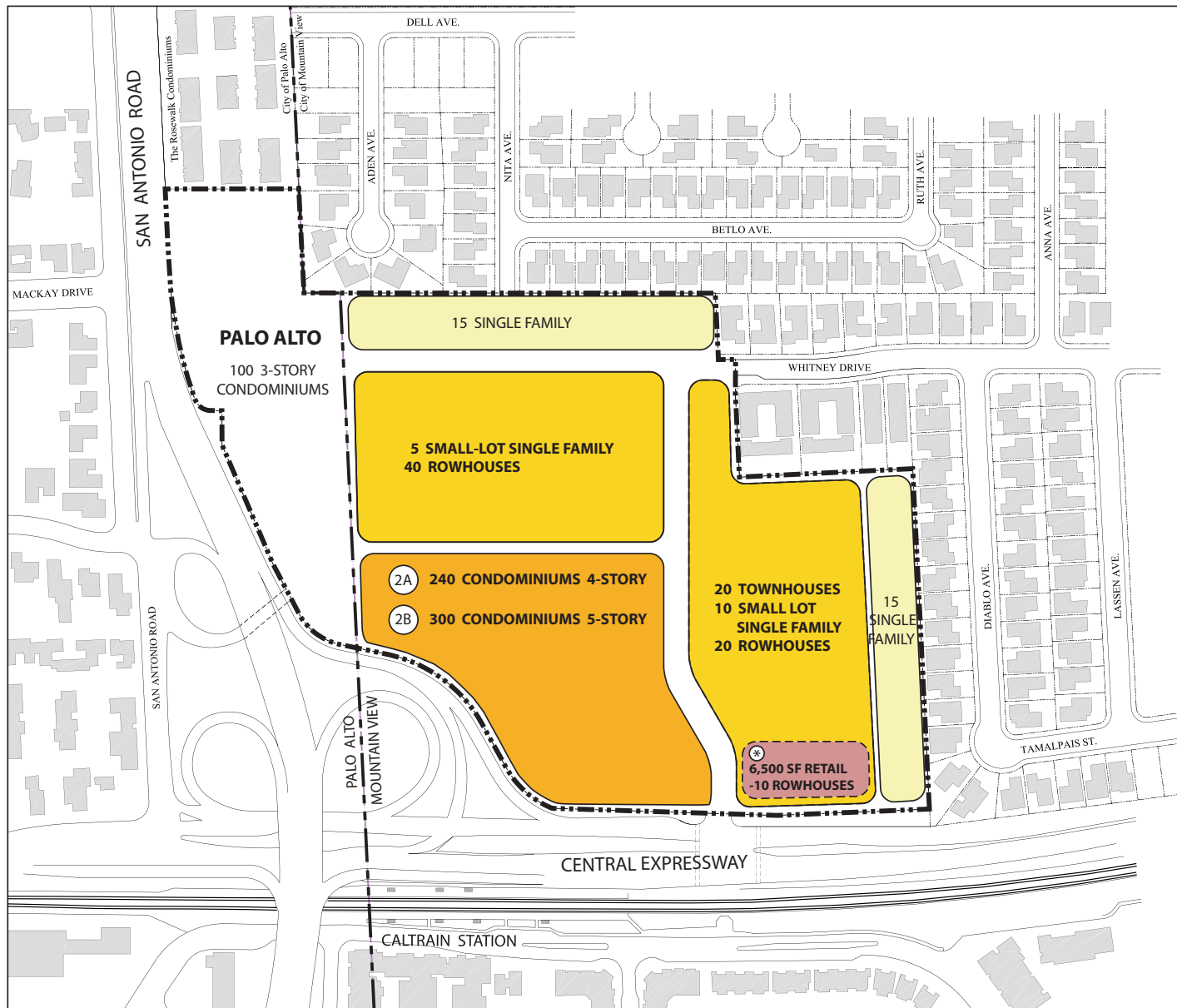
ALTERNATIVE 1B:

HOUSING TYPE		
Single Family	45	DUs
Small Lot Single Family	40	DUs
Town Houses	0	DUs
Row Houses	105	DUs
Multi-family (Stacked Flats)	0	DUs
TOTALS		
Mountain View	190	DUs
Palo Alto (3-st. Condos)	100	DUs
TOTAL (both cities)	290	DUs



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ALTERNATIVE 2: Single Family transitioning to Multi-Family

ALTERNATIVE 2A:

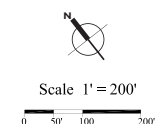
HOUSING TYPE		
Single Family	30	DUs
Small Lot Single Family	15	DUs
Town Houses	20	DUs
Row Houses	60	DUs
Multi-family (Stacked Flats)	240	DUs
TOTALS		
Mountain View	365	DUs
Palo Alto (3-st. Condos)	100	DUs
TOTAL (both cities)	465	DUs

ALTERNATIVE 2B:

HOUSING TYPE		
Single Family	30	DUs
Small Lot Single Family	15	DUs
Town Houses	20	DUs
Row Houses	60	DUs
Multi-family (Stacked Flats)	300	DUs
TOTALS		
Mountain View	425	DUs
Palo Alto (3-st. Condos)	100	DUs
TOTAL (both cities)	525	DUs

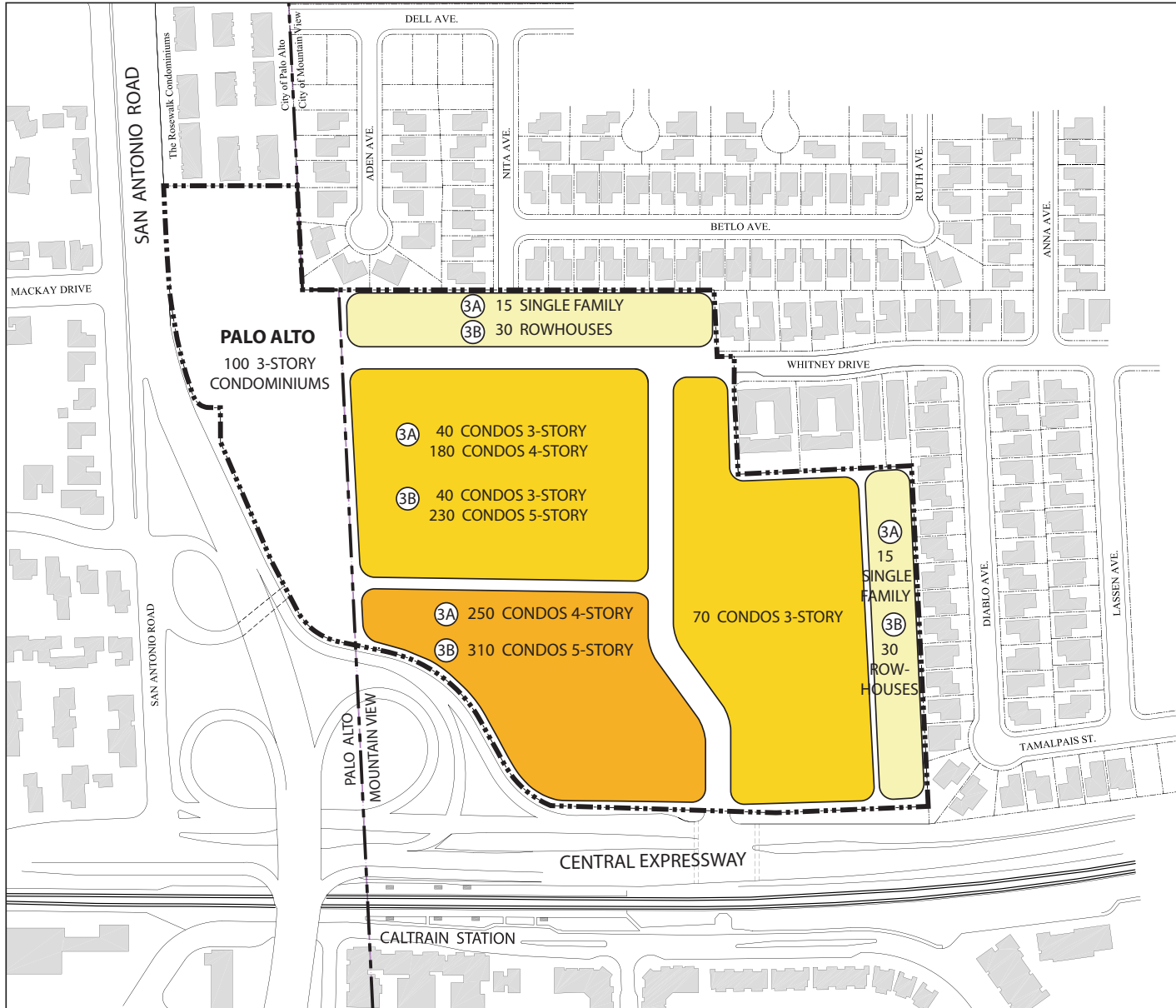
ALTERNATIVE 2: RETAIL

⊛ 6500 sf. Retail with 10 less Rowhouses



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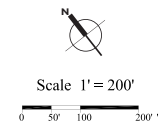
ALTERNATIVE 3: Multi-Family Focus

ALTERNATIVE 3A:

HOUSING TYPE		
Single Family	30	DUs
Small Lot Single Family	0	DUs
Town Houses	0	DUs
Row Houses	0	DUs
Multi-family (Stacked Flats)	540	DUs
TOTALS		
Mountain View	570	DUs
Palo Alto (3-st. Condos)	100	DUs
TOTAL (both cities)	670	DUs

ALTERNATIVE 3B:

HOUSING TYPE		
Single Family	0	DUs
Small Lot Single Family	0	DUs
Town Houses	0	DUs
Row Houses	60	DUs
Multi-family (Stacked Flats)	650	DUs
TOTALS		
Mountain View	710	DUs
Palo Alto (3-st. Condos)	100	DUs
TOTAL (both cities)	810	DUs



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MONTA LOMA

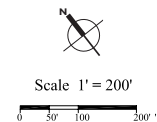


REPRESENTATIVE EXAMPLE

TYPICAL REQUIREMENTS FOR Standard Lot Single Family Homes

- Lot Size: Typically 50 x 100 = 5000 sf.
- FAR: .45 max. = 2,250 sf.
- Height Limit:
 - 1 Story = 24'
 - 2 stories = 28'
- SETBACKS:
 - Front Yard = 20'
 - Side Yard:
 - 1st. story = 5' min; 12' total
 - 2nd. story = 7' min; 15' total
 - Rear Yard:
 - 1st. story = (20% of lot depth)
15' min.
 - 2nd. story = (25% of lot depth)
20' min.
- Parking = 2 sp/unit

Note: Requirements in Precise Plan areas can be modified to meet development objectives for the site.



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WHISMAN STATION

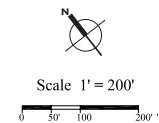


MOUNTAIN VIEW AVENUE

TYPICAL REQUIREMENTS FOR Small Lot Single Family Homes

- Density = 10 du/acre
- FAR = .45 max.
- Height Limit: 2 story = 30' max.
- SETBACKS:
 - Front Yard = 15' min.
 - Side Yard:
 - 1st. story = 12' min; 15' ave.
 - 2nd. story = 18'
 - Rear Yard:
 - 1st. story = 12' min, 15' ave.
 - 2nd. story = 18' min.
- Parking = 2.5 sp/unit

Note: Requirements in Precise Plan areas can be modified to meet development objectives for the site.



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1061 BONITA

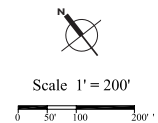


OAKTREE

TYPICAL REQUIREMENTS FOR Townhouses

- Density= 12-14 du/acre
- FAR= .55
- Height Limit= 35' max.
- Setbacks:
 - Front Yard = 20' min.
 - Side Yard = 15' min.
 - Rear Yard = 15' min.
- Parking = 2.6 sp/unit

Note: Requirements in Precise Plan areas can be modified to meet development objectives for the site.



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WHISMAN STATION

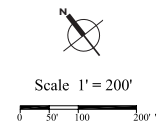


TOWNE COURT

TYPICAL REQUIREMENTS FOR Rowhouses

- Density= 15-29 du/acre
- FAR= .80 - 1.0
- Height Limit = 45'
- Setbacks:
 - Front Yard = 15' min.
 - Side Yard = 15' min.
 - Rear Yard = 15' min.
- Parking = 2.3 sp/unit

Note: Requirements in Precise Plan areas can be modified to meet development objectives for the site.



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PARK PLACE I

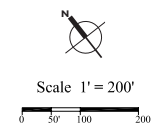


BRYANT PLACE

TYPICAL REQUIREMENTS FOR Condominiums Multi-family Stacked Flats

- Height Limit= 60'-65'
- Setbacks:
 - Front Yard = 15' min.
 - Side Yard = 15' min.
 - Rear Yard = 15' min.
- Parking = 2.3 sp/unit

Note: Requirements in Precise Plan areas can be modified to meet development objectives for the site.



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